

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400105 (WS-25-0003)-MIRANDA FAVIOLA & MARQUEZ HOMERO MERAZ:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to allow an accessory structure prior to a primary building on 3.27 acres in an RS80 (Residential Single-Family 80) Zone.

Generally located north of Kyle Canyon Road and west of Buena Vida Street within Lower Kyle Canyon. AB/my/cv (For possible action)

RELATED INFORMATION:

APN:

126-08-801-002

WAIVER OF DEVELOPMENT STANDARDS:

Allow an accessory structure (proposed RV and storage building) to be established prior to the primary building per Section 30.03.01D.

LAND USE PLAN:

NORTHWEST COUNTY (LOWER KYLE CANYON) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.27
- Project Type: Allow an accessory structure prior to a primary building
- Building Stories: 1 (proposed RV and storage building)
- Building Height (feet): 22 (proposed RV and storage building)
- Square Feet: 3,200 (proposed RV and storage building)

Site Plan

The approved site plan shows an undeveloped lot located north of Kyle Canyon Road, approximately 360 feet west of Buena Vida Street. The applicant is requesting an RV and storage building on the northwest corner of the site. The setbacks for the approved accessory structure are the following: 40 feet from the north property line, 301 feet from the south property line, 35 feet from the west property line, and 260 feet from the east property line. Access to the proposed RV and storage building is from the south property line (adjacent to Kyle Canyon Road). With the original application, the applicant requested to establish this accessory structure prior to construction of a primary building.

Elevations

The approved elevation plans show an RV and storage building with an overall height of 22 feet. This structure consists of steel wall panels covered by a steel panel roof. The northern elevation shows a door for vehicles to enter, while the eastern elevation has a standard door.

Floor Plans

The approved floor plans show a proposed RV and storage building with an overall area of 3,200 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for WS-25-0003:

Comprehensive Planning

- 6 months to obtain a building permit for the primary dwelling;
- 1 year to complete the building permit and inspection process for the accessory structure or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Racel Street.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years

Applicant's Justification

The applicant was given six months to obtain a building permit for the primary structure which is not enough time for an engineer to complete a drainage study, and the subsequent plan design, plan review and signatures from Clark County. They also note that this process typically takes over a year to complete, which is why they are seeking an extension of time

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0003	Waiver to allow an accessory structure prior to a primary building	Approved by PC	March 2025
VS-24-0550	Vacation and abandonment of easements	Approved by PC	December 2024

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (Up to 0.5 du/ac)	RS80	Single-family residence
South & West	Outlying Neighborhood (Up to 0.5 du/ac)	RS80	Undeveloped
East	Open Lands	RS80	Undeveloped

Clark County Public Response Office (CCPRO)

CE-24-17383 is an active Code Enforcement case regarding outdoor storage and display.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The previous condition of approval dictates 6 months to obtain a building permit for the primary dwelling, which the applicant previously agreed upon. Although no building permit has been submitted to the Building Department for the primary residence, since this is the first extension of time request, staff supports the request with a condition to obtain the building permit for the primary residence by March 4, 2026 to match the deadline to complete the building permit and inspection process for the accessory structure.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until March 4, 2026 to obtain a building permit for the primary dwelling or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that per the previous condition of approval, the building permit and inspection process for the accessory structure must also be completed by March 4, 2026 or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Lower Kyle Canyon - approval.

APPROVALS:

PROTEST:

PLANNING COMMISSION ACTION: November 18, 2025 – HELD – To 12/02/25 – per the applicant.

APPLICANT: FAVIOLA MIRANDA

CONTACT: FAVIOLA MIRANDA, 5466 E. MONROE AVENUE, LAS VEGAS, NV 89110